

FOR LEASE
\$575.00 \$/Month

1408 South Walnut St. Suite A
1408 S Walnut
Bloomington, IN 47401

Monroe County
Perry City



Active

MLS # 10054522

Listing Company
Brian Lappin Real Estate

Listing Agent
Brian Lappin
812-219-2821(m)
blappin@homefinder.org

Building Description

1408 South Walnut Street Suite A / Commercial-Office Space

Must See! Large entry/reception area plus large open office area that could accommodate multiple work/desk settings. Clean, Quiet, Sunny and Spacious! A-1 condition! Approximately 775 Sq.Ft.; CA; kitchenette; ½ bath; off-street private parking lot. \$575/month plus utilities. Landlord pays water/sewer, lawn care & snow removal.

- » Great visibility, high traffic count, main Bloomington north/south street
- » ample private rear-of-building parking lot
- » Clean renovated space that's affordable for small professional business

Directions

West side of South Walnut St. located north of Hillside Dr. & south of Grimes Ln. Parking lot is accessed from the rear of building off Monon Dr.

BUILDING SUMMARY

Year Built/Renovated:	---	Location:	---	Parking:	Private
Building Size:	775 SF	Zoning:	Arterial Commercial	Parking Spaces:	6
Levels:	---	OCC Status:	Vacant	Private Offices:	1
Exterior:	Aluminum, Wood	OCC Status Memo:	---	Rooms:	4
Roof:	Composition Shingle	Building ADA:	No	Loading Docks:	---
Road Access:	Public Maintained Road	Acres:	0.1668 Acres	Overhead Doors:	---
Cross Streets:	Hillside Drive	Lot Dimensions:	---	Full Baths:	---
Section #:	4	Possession:	Negotiable	Half Baths:	1
Legal Desc:	Cazee Lot 9 & 22	Improvements:	---		

BUILDING AMENITIES

Kitchen: Kitchenette	Kitchen: Sink only	Location: Near Downtown
Location: Near Park (close to Bryan Park)		

LEASING TERMS

Total Leasable Sq. Ft.:	775 SF	Lease:	Entire Building
Terms:	---	Lease Type:	Net Lease
Tenancy:	---	Property Manager:	Brian Lappin

LEASING SUMMARY

Expenses:	Est. Avg. Amt/SF:	Responsibility:	Company:
Exterior Maintenance	---	Owner	---
Interior Maintenance	---	Tenant	---
ReTax	---	Owner	N/A
Insurance	---	Owner	N/A
Electric	---	Tenant	Duke Energy
Gas	---	Tenant	Vectren
Water	---	Owner	---
Cable	---	N/A	Comcast / Bloomington
Common Area Maintenance	\$0.00		

Net Expenses	\$0.00		
Sewage	---		
Internet	Cable		
Amps.	200		

AVAILABLE SUITES

Unit	Type	SF Avail.	Rooms	Full Baths	Half Baths	Heat	A/C	ADA	Max. Contig.	Min. Div.	\$/SF/Yr	Date Avail.
Suite A	Office	775 SF	4	---	1	Yes	Yes	No	---	---	\$8.90	10/10/2008
Description:		1408 South Walnut Street Suite A / Commercial-Office Space										
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MISC.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

Parcel ID: 015-15900-00
Assessment: 2007

Annual Tax: \$2,356.00